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13 **UNITED STATES BANKRUPTCY COURT**
 14 **DISTRICT OF NEVADA**

15 In re: USA COMMERCIAL MORTGAGE COMPANY,	Debtor.	Case No. BK-S-06-10725 LBR Case No. BK-S-06-10726 LBR Case No. BK-S-06-10727 LBR Case No. BK-S-06-10728 LBR Case No. BK-S-06-10729 LBR
17 In re: USA CAPITAL REALTY ADVISORS, LLC,	Debtor.	Chapter 11
19 In re: USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC,	Debtor.	Jointly Administered Under Case No. BK-S-06-10725 LBR
21 In re: USA CAPITAL FIRST TRUST DEED FUND, LLC,	Debtor.	
23 In re: USA SECURITIES, LLC,	Debtor.	

24 Affects:

- 25 All Debtors
- 26 USA Commercial Mortgage Company
- 27 USA Securities, LLC
- USA Capital Realty Advisors, LLC
- USA Capital Diversified Trust Deed Fund, LLC
- USA First Trust Deed Fund, LLC

**MONTHLY OPERATING REPORT
(AFFECTS USA CAPITAL REALTY
ADVISORS, LLC)**

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re: USA Capital Realty Advisors, LLC

Case No. 06-10726-LBR

**CHAPTER 11
MONTHLY OPERATING REPORT
(GENERAL BUSINESS CASE)**

SUMMARY OF FINANCIAL STATUS

MONTH ENDED: 05/31/06PETITION DATE: 04/13/06

1. Debtor in possession (or trustee) hereby submits this Monthly Operating Report on the Accrual Basis of accounting (or if checked here the Office of the U.S. Trustee or the Court has approved the Cash Basis of Accounting for the Debtor).
 Dollars reported in \$1

2. **Asset and Liability Structure**

- a. Current Assets
- b. Total Assets
- c. Current Liabilities
- d. Total Liabilities

	<u>End of Current Month</u>	<u>End of Prior Month</u>	As of April 13, 2006
a.	\$1,234,707	\$1,224,955	
b.	\$1,398,382	\$1,389,089	
c.	\$129,295	\$992	
d.	\$254,519	\$126,216	
			<u>\$125,224</u>

3. **Statement of Cash Receipts & Disbursements for Month**

- a. Total Receipts
- b. Total Disbursements
- c. Excess (Deficiency) of Receipts Over Disbursements (a - b)
- d. Cash Balance Beginning of Month
- e. Cash Balance End of Month (c + d)

	<u>Current Month</u>	<u>Prior Month</u>	Cumulative (Case to Date)
a.	\$195,273	\$0	\$195,273
b.	\$196,290	\$0	\$196,290
c.	(\$1,017)	\$0	(\$1,017)
d.	\$122,706	\$122,706	\$122,706
e.	\$121,689	\$122,706	\$121,689
			<u>Cumulative (Case to Date)</u>

4. **Profit/(Loss) from the Statement of Operations**

- 5. Account Receivables (Pre and Post Petition)
- 6. Post-Petition Liabilities
- 7. Past Due Post-Petition Account Payables (over 30 days)

	<u>Current Month</u>	<u>Prior Month</u>	Cumulative (Case to Date)
	(\$119,010)	\$115,506	(\$3,504)
	\$1,113,018	\$1,102,249	
	\$129,295	\$992	
	\$0	\$0	

At the end of this reporting month:

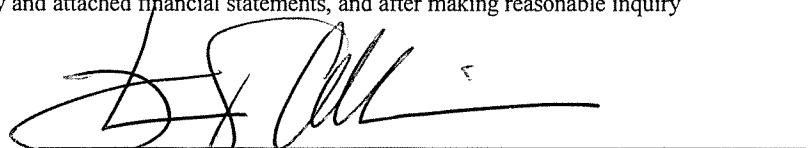
- 8. Have any payments been made on pre-petition debt, other than payments in the normal course to secured creditors or lessors? (if yes, attach listing including date of payment, amount of payment and name of payee)
- 9. Have any payments been made to professionals? (if yes, attach listing including date of payment, amount of payment and name of payee)
- 10. If the answer is yes to 8 or 9, were all such payments approved by the court?
- 11. Have any payments been made to officers, insiders, shareholders, relatives? (if yes, attach listing including date of payment, amount and reason for payment, and name of payee)
- 12. Is the estate insured for replacement cost of assets and for general liability?
- 13. Are a plan and disclosure statement on file?
- 14. Was there any post-petition borrowing during this reporting period?

15. Check if paid: Post-petition taxes N/A; U.S. Trustee Quarterly Fees X; Check if filing is current for: Post-petition tax reporting and tax returns: N/A.

(Attach explanation, if post-petition taxes or U.S. Trustee Quarterly Fees are not paid current or if post-petition tax reporting and tax return filings are not current.)

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry believe these documents are correct.

Date: 7/10/06


Responsible Individual

STATEMENT OF OPERATIONS
(General Business Case)
For the Month Ended 05/31/06

Attach an Explanation of Variance to Statement of Operations (For variances greater than +/- 10% only):

BALANCE SHEET
(General Business Case)
For the Month Ended 05/31/06

Assets

		<u>From Schedules</u>	<u>Market Value¹</u>
1	Cash and cash equivalents - unrestricted		\$121,689
2	Cash and cash equivalents - restricted		
3	Accounts receivable (net)	A	\$1,113,018
4	Inventory	B	\$0
5	Prepaid expenses		
6	Professional retainers		
7	Other:		
8			
9	Total Current Assets		\$1,234,707
 Property and Equipment (Market Value)			
10	Real property	C	\$0
11	Machinery and equipment	D	\$0
12	Furniture and fixtures	D	\$0
13	Office equipment	D	\$0
14	Leasehold improvements	D	\$0
15	Vehicles	D	\$0
16	Other:	D	
17		D	
18		D	
19		D	
20		D	
21	Total Property and Equipment		\$0
 Other Assets			
22	Loans to shareholders		
23	Loans to affiliates		
24	Investments		\$147,751
25	Other Personal Property - Prepaids		\$15,924
26			
27			
28	Total Other Assets		\$163,675
29	Total Assets		\$1,398,382

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

1 - The method used to estimate the market value of assets was net book value at the end of the current reporting period as market value has not been determined.

Liabilities and Equity
(General Business Case)

Liabilities From Schedules**Post-Petition****Current Liabilities**

30	Salaries and wages	
31	Payroll taxes	
32	Real and personal property taxes	
33	Income taxes	
34	Sales taxes	
35	Notes payable (short term)	
36	Accounts payable (trade)	A \$1,750
37	Real property lease arrearage	
38	Personal property lease arrearage	
39	Accrued professional fees	
40	Current portion of long-term post-petition debt (due within 12 months)	
41	Other: <u>Management fees</u>	\$127,545
42		
43		
44	Total Current Liabilities	\$129,295

Long-Term Post-Petition Debt, Net of Current Portion**Total Post-Petition Liabilities**

45	Pre-Petition Liabilities (allowed amount)¹	
47	Secured claims ¹	F \$0
48	Priority unsecured claims ¹	F \$0
49	General unsecured claims ¹	F \$125,224
50	Total Pre-Petition Liabilities	\$125,224
51	Total Liabilities	\$254,519

Equity (Deficit)

52	Retained Earnings/(Deficit) at time of filing	\$1,147,367
53	Capital Stock	
54	Additional paid-in capital	
55	Cumulative profit/(loss) since filing of case	(\$3,504)
56	Post-petition contributions/(distributions) or (draws)	
57		
58	Market value adjustment	
59	Total Equity (Deficit)	\$1,143,863
60	Total Liabilities and Equity (Deficit)	\$1,398,382

NOTE:

1 - Allowed Amounts have not yet been determined and are contingent upon approval from the Bankruptcy Court. The pre-petition liabilities' amounts above reflect the claimed amounts filed on Schedules.

SCHEDULES TO THE BALANCE SHEET
(General Business Case)

Schedule A**Accounts Receivable and (Net) Payable****Receivables and Payables Agings**

0 -30 Days
 31-60 Days
 61-90 Days
 91+ Days
 Total accounts receivable/payable
 Allowance for doubtful accounts
 Accounts receivable (net)

	Accounts Receivable [Pre and Post Petition]	Accounts Payable [Post Petition]	Past Due Post Petition Debt
	\$81,412	\$1,750	
	\$135,398		
	\$207,353		
	\$688,855		
	\$1,113,018	\$1,750	
		\$1,113,018	

Schedule B
Inventory/Cost of Goods Sold

Types and Amount of Inventory(ies)

Inventory(ies)
Balance at
End of Month

Cost of Goods Sold

Retail/Restaurants - Product for resale	_____
Distribution - Products for resale	_____
Manufacturer - Raw Materials	_____
Work-in-progress	_____
Finished goods	_____
Other - Explain	_____
TOTAL	\$0

Inventory Beginning of Month

Add -	
Net purchase	_____
Direct labor	_____
Manufacturing overhead	_____
Freight in	_____
Other:	_____

Less -	
Inventory End of Month	_____
Shrinkage	_____
Personal Use	_____
Cost of Goods Sold	\$0

Method of Inventory Control

Do you have a functioning perpetual inventory system?

Yes _____ No _____

Inventory Valuation Methods

Indicate by a checkmark method of inventory used.

Valuation methods -

FIFO cost	_____
LIFO cost	_____
Lower of cost or market	_____
Retail method	_____
Other	_____
Explain	_____

Weekly _____
 Monthly _____
 Quarterly _____
 Semi-annually _____
 Annually _____

Date of last physical inventory was _____

Date of next physical inventory is _____

Schedule C
Real Property

Description	<u>Cost</u>	<u>Market Value</u>
Total	\$0	\$0

Schedule D
Other Depreciable Assets

Description	<u>Cost</u>	<u>Market Value</u>
Machinery & Equipment -		
Total	\$0	\$0
Furniture & Fixtures -		
Total	\$0	\$0
Office Equipment -		
Total	\$0	\$0
Leasehold Improvements -		
Total	\$0	\$0
Vehicles -		
Total	\$0	\$0

Schedule E
Aging of Post-Petition Taxes
(As of End of the Current Reporting Period)

Taxes Payable	<u>0-30 Days</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>91+ Days</u>	<u>Total</u>
Federal					
Income Tax Withholding					\$0
FICA - Employee					\$0
FICA - Employer					\$0
Unemployment (FUTA)					\$0
Income					\$0
Other (Attach List)					\$0
Total Federal Taxes	\$0	\$0	\$0	\$0	\$0
State and Local					
Income Tax Withholding					\$0
Unemployment (UT)					\$0
Disability Insurance (DI)					\$0
Empl. Training Tax (ETT)					\$0
Sales					\$0
Excise					\$0
Real property					\$0
Personal property					\$0
Income					\$0
Other (Attach List)					\$0
Total State & Local Taxes	\$0	\$0	\$0	\$0	\$0
Total Taxes	\$0	\$0	\$0	\$0	\$0

Schedule F
Pre-Petition Liabilities

List Total Claims For Each Classification -	<u>Claimed¹ Amount</u>	<u>Allowed² Amount (b)</u>
Secured claims (a)		
Priority claims other than taxes		
Priority tax claims		
General unsecured claims	\$125,224	

- (a) List total amount of claims even if under secured.
- (b) Estimated amount of claim to be allowed after compromise or litigation. As an example, you are a defendant in a lawsuit alleging damage of \$10,000,000 and a proof of claim is filed in that amount. You believe that you can settle the case for a claim of \$3,000,000. For Schedule F reporting purposes you should list \$10,000,000 as the Claimed Amount and \$3,000,000 as the Allowed Amount.

Schedule G
Rental Income Information
Not applicable to General Business Cases

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank	Bank of America			
Account Type	Analyzed Checking			
Account No.	3755532422			
Account Purpose	General			
Balance, End of Month	\$121,689			
Total Funds on Hand for all Accounts	\$121,689			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

NOTES:

- 1 - Claimed Amounts reflects amounts filed on schedules and is subject to change as proof of claims are filed and further pre-petition invoices are identified.
- 2 - Allowed Amounts have not yet been determined and are contingent upon approval from the Bankruptcy Court.

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS**Increase/(Decrease) in Cash and Cash Equivalents****For the Month Ended 05/31/06**

		Actual Current Month	Cumulative (Case to Date)
Cash Receipts			
1	Rent/Leases Collected		
2	Cash Received from Sales		
3	Interest Received		
4	Borrowings		
5	Funds from Shareholders, Partners, or Other Insiders		
6	Capital Contributions		
7	Management Fees Received from USA Diversified Trust Deed Fund, LLC	\$195,273	\$195,273
8			
9			
10			
11			
12	Total Cash Receipts	\$195,273	\$195,273
Cash Disbursements			
13	Payments for Inventory		
14	Selling		
15	Administrative	\$1,017	\$1,017
16	Capital Expenditures		
17	Principal Payments on Debt		
18	Interest Paid		
19	Rent/Lease:		
20	Personal Property		
21	Real Property		
22	Amount Paid to Owner(s)/Officer(s)		
23	Salaries		
24	Draws		
25	Commissions/Royalties		
26	Expense Reimbursements		
27	Other		
28	Salaries/Commissions (less employee withholding)		
29	Management Fees	\$195,273	\$195,273
30	Taxes:		
31	Employee Withholding		
32	Employer Payroll Taxes		
33	Real Property Taxes		
34	Other Taxes		
35	Other Cash Outflows:		
36			
37			
38	Total Cash Disbursements:	\$196,290	\$196,290
39	Net Increase (Decrease) in Cash	(\$1,017)	(\$1,017)
40	Cash Balance, Beginning of Period	\$122,706	\$122,706
41	Cash Balance, End of Period	\$121,689	\$121,689

STATEMENT OF CASH FLOWS
(Optional) Increase/(Decrease) in Cash and Cash Equivalents
For the Month Ended 05/31/06

		<u>Actual Current Month</u>	<u>Cumulative (Case to Date)</u>
	Cash Flows From Operating Activities		
1	Cash Received from Sales		
2	Rent/Leases Collected		
3	Interest Received		
4	Cash Paid to Suppliers		
5	Cash Paid for Selling Expenses		
6	Cash Paid for Administrative Expenses	\$1,017	\$1,017
	Cash Paid for Rents/Leases:		
7	Personal Property		
8	Real Property		
9	Cash Paid for Interest		
10	Cash Paid for Net Payroll and Benefits		
	Cash Paid to Owner(s)/Officer(s):		
11	Salaries		
12	Draws		
13	Commissions/Royalties		
14	Expense Reimbursements		
15	Other		
	Cash Paid for Taxes Paid/Deposited to Tax Acct.		
16	Employer Payroll Tax		
17	Employee Withholdings		
18	Real Property Taxes		
19	Other Taxes		
20	Cash Paid for General Expenses		
21	Management Fees Received from USA Diversified Trust Deed Fund, LLC	(\$195,273)	(\$195,273)
22	Management Fees Paid to USA Commercial Mortgage Company	\$195,273	\$195,273
23			
24			
25			
26			
27	Net Cash Provided (Used) by Operating Activities before Reorganization Items	(\$1,017)	(\$1,017)
	Cash Flows From Reorganization Items		
28	Interest Received on Cash Accumulated Due to Chp 11 Case		
29	Professional Fees Paid for Services in Connection with Chp 11 Case		
30	U.S. Trustee Quarterly Fees		
31			
32	Net Cash Provided (Used) by Reorganization Items	\$0	\$0
33	Net Cash Provided (Used) for Operating Activities and Reorganization Items	(\$1,017)	(\$1,017)
	Cash Flows From Investing Activities		
34	Capital Expenditures		
35	Proceeds from Sales of Capital Goods due to Chp 11 Case		
36			
37	Net Cash Provided (Used) by Investing Activities	\$0	\$0
	Cash Flows From Financing Activities		
38	Net Borrowings (Except Insiders)		
39	Net Borrowings from Shareholders, Partners, or Other Insiders		
40	Capital Contributions		
41	Principal Payments		
42			
43	Net Cash Provided (Used) by Financing Activities	\$0	\$0
44	Net Increase (Decrease) in Cash and Cash Equivalents	(\$1,017)	(\$1,017)
45	Cash and Cash Equivalents at Beginning of Month	\$122,706	\$122,706
46	Cash and Cash Equivalents at End of Month	\$121,689	\$121,689

USA Capital Realty Advisors, LLC
Attachment A - Payments to Insiders
May 1, 2006 - May 31, 2006

Date of Payment	Name of Payee	Purpose of Payment	Amount of Payment
5/22/2006	USA Commercial Mortgage Company	Management Fees	\$ 124,629.78
5/23/2006	USA Commercial Mortgage Company	Management Fees	\$ 70,643.29
Total Insider Payments			<u>\$ 195,273.07</u>